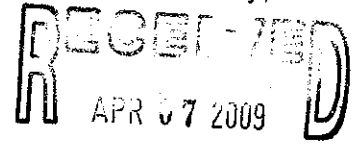


Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R
Meeting location: The Hidden Meadows Community Center 10141 Meadow Glen Way, East

26 March 2009, at 7:00 PM

FINAL MINUTES



DEPARTMENT OF PLANNING
AND LAND USE

- 1) CALL TO ORDER: Robert Frey, Chair 7:00 PM
- 2) ROLL CALL: Quorum established: Alter, Brick, , Cook, Coultas, Cox and Frey. Bruemmer is excused
Sealey is excused due to military duty. Matlock has resigned and we are seeking a replacement.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
 - a) MINUTES: Minutes of 26 February 2009 approved unanimously.
- 4) OPEN FORUM: Thomas Franci said his traffic report was submitted to the Traffic Advisory Committee and they are working on it. Frey noted that the report had been presented to and supported by the Sponsor Group. See minutes of February 26, 2009 for attached report.
- 5) ADMINISTRATIVE ITEMS/CORRESPONDENCE: None
- 6) PUBLIC REVIEW / ACTION ITEMS:
 - a) Merriam Mountains Recirculation Environmental Impact Report – Frey

Frey noted that the Sponsor Group reviewed and made a 2007 Draft Environmental Impact Report statement to which the DPLU has made suggested changes. The DPLU has requested comments on the revisions only and will incorporate these suggestions into the new iteration of the entire Draft EIR. Accepted revision comments will be for the entirety of chapters:

- 2.2 Transportation and Traffic
- 2.4 Noise
- 9 General Planning

Also reviewed will be major portions of chapters:

- 2.1 Air Quality
- 3.1 Aesthetics

Review will also include any additional underscored text, which indicates a change from the 2007 EIR.

Additionally, appendices B,H,I,L,M,N and P are new and comments will be accepted.

Upon completion of the circulation period for this document, which is April 27, 2009, the County will respond to:

- Comments from the initial 2007 circulation period
- Comments received from the current revised draft

After a 45 day review by the DPLU, a recommendation will be made to the Planning Commission, which will then make a recommendation to the Board of Supervisors for approval. Frey suggested that the Sponsor Group review the EIR changes and present recommendations at our April 23, 2009 meeting, then refine and forward our results thereafter to the DPLU.

Joe Perring, Project Manager for Merriam Mountain, introduced his presenters (cards attached):

- Eric Armstrong, Fuscoe International, Civil Engineer
- Bruce Bossler, Bossler Group LLC, wrote the specific plan
- Narasimba Prasad, Linscott Law and Greenspan, Traffic Engineers
- Linda Bailey, Community Relations for Merriam Mountain (no card)

Perring said that it was a Merriam Mountain obligation to widen Deer Springs Road from the freeway exchange at Hwy 15 to the intersection with Twin Oaks Valley Road. Perring said that the proposed widening would be from 2 lanes to four lanes and that the widening would result in a traffic class C or D road and is covered in a separate (chapter 9) section of the EIR.

Additionally, Perring said that Merriam Mountain would be required to realign Deer Springs Road to make the curves less severe and to better fit the alignment of the road with the City of San Marcos and widening the Northern section of Twin Oaks Valley Road. An additional fire station is proposed in the commercial zone. Coultas asked if the proposed fire station was to be next to the existing station and Perring said that it was. Perring pointed out that all proposed changes in the EIR were presented in a strike out-underline format to highlight the changes and that the transportation and noise sections are completely revised and presented as an underlined revision. Perring drew attention to the Executive Summary and table S1 to provide an overall view of the proposed changes from the point of view of impacts and mitigations, and the Revised Project Description in chapter 1 for an overall view of the changes. Perring said that there have been no access changes onto Deer Springs road. Frey asked how the constraints of Indian artifacts on the North side of the Deer Springs road and the riparian area to the south of the road. Perring also said that they would be widening the I-15 intersection to a 7 lane bridge plus associated access lanes and also said that Merriam Mountain is required to build the bridge. Alter asked about Vista and San Marcos impact agreements and Perring said that they were negotiating with both cities. Alter wanted to know how rush hour traffic would affect the intersection and Narasimba Prasad said that SANDAG had set his figures. Brick asked which figures were used for Valley Center future traffic and Prasad said the County told them to use figures without the Valley Center connection. Cook asked about the Northern exit and its impact on Lawrence Welk Blvd and Prasad said that, based on their studies, there was no need to mitigate. Cook suggested a new study by the County.

Frey asked about the traffic impact from vehicles exiting Merriam Mountains in case of an emergency and Prasad answered saying he knew of no such study. A citizen in the audience, Richard Coffman, asked Perring to show which roads were the responsibility of Merriam Mountain and he said it was the intersection of I-15 and its ramps, Deer Springs road to Twin Oaks Valley Rd., the intersections of Buena Creek Road and Cassou with Twin Oaks Valley Rd as well as cumulative effects mitigation farther south. An additional signal at Gopher Canyon Road is included. Perring stated that the County had no road improvement responsibilities regarding this project. Coffman pointed out that TIFF fees collected from the project need not be used in the area from which the fees were collected. Perring pointed out that no TIFF fees will be paid because they are doing all the mitigation themselves.

Franci submitted attached rebuttal to EIR traffic report.

Another citizen, Annette Citino, asked about the reliability of SANDAG traffic ratings and Prasad answered with a detailed explanation of the process. Perring offered to have Linda Bailey research for a contact at SANDAG to answer her questions. Citino also expressed interest in controlling the regional area traffic. Concern was expressed about boulder handling during construction and Perring said Deer Springs Road will not close for that reason.

Brick asked Perring about a possible tipping point where the project is too big for the area and he said they would be back at a future review to determine that. Cook wanted to know how many trips there would be out of the North end of the development and said that he thought there would be more traffic than expected. He asked that a new study be conducted.

Frey asked Alter and Brick to summarize traffic for the April meeting. He also mentioned that Deer Springs Fire Council would be covering fire and suggested that we wait for them. Coultas wanted to know why there are two fire stations next to each other. Frey said that a fire study of the Fire Council and Frey said that the Fire Council has hired Gary Cannon to write an expert report.

Perring said that air quality impacts have been mitigated except for construction, which is out of their control and would have to be addressed by the individual contractors. Brick took issue with the definition of 10 years for short term impacts and questioned it. Perring said he would suggest that Brick meet with their expert, June Collins, to answer her questions. He asked Brick to contact Linda Bailey to facilitate her contact with the right expert.

A citizen wanted to know why the drilling and blasting phase had been changed from 1120 days to 1600 days. Perring said he does not know but would get an answer. Alter wanted to know if adequate soil testing had been completed to prevent poor estimates of drilling and blasting time. Perring said he would get an answer and we should include the question in our response.

Frey wanted to know the details of construction sequencing and contingencies. Perring said the mitigation measures were largely sequenced and was phased by unit builds. Frey said that the position of the Fire Board is that the Merriam Mountain fire protection costs should be borne by Merriam Mountain residents. Frey said that we should not diminish the response time to the rest of the community because of Merriam Mountain needs. Cook stated that the Deer Springs Fire Safe Council is not in favor of establishing a separate Merriam Mountain Fire Safe Council as suggested in the EIR, and would be in favor of offering their resources for the Merriam Mountain area. Cook also suggested that at least one member from Merriam Mountain sit on the Fire Council board. See complete statement attached.

Cook wanted to know about water availability and Perring said that their Water Assessment and Verification plans have been approved by the Vallecitos Water District. Due to the Delta Smelt decision there is some uncertainty about a continuing resource. Perring said that the ultimate solution is to deny meters if there is water rationing. Brick asked about green building standards and proactive water standards. Perring offered a general opinion that there was a water based landscape plan included and stated that they would not be using grey water.

A citizen wanted to know about electricity and Perring said that they are committed to 20% of the homes having solar electricity. Brick asked what the status of the solar power. Perring said they would be built in and presumed that they would be used.

Another citizen was concerned about emergency evacuation and Frey said that the revised EIR states that "Shelter in Place" is not an option and that evacuation is the strategy. Frey also noted that the DPLU usurped the Fire District authority and approved the project. Another citizen worried that the

Golden Door would be put out of business if the project went forward. Perring said that he didn't think the project would cause their demise.

Frey said that Items for the EIR draft review include, Traffic by Alter and Brick, Blasting and Drilling, Sequencing of Events, Fire from Fire Safe Council, Water, Air Quality, and Green Efforts.

Coultas said that he could not find one positive effect and wondered why we support the efforts of the developer. He had a problem with the quantity of the building units. Perring said that the process is when the EIR is satisfactory then we get comments then the final is packaged. We then will have a chance to express ourselves on the entirety. Coultas was assigned as the prime author of the EIR response.

b) Hidden Meadows Community Plan – Frey Held over.

7) INFORMATION ONLY ITEMS:

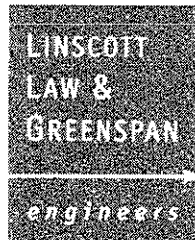
- a) Parks Committee, Coultas. Coultas reported that the effort to obtain the Desert Nursery property has stalled due to the steepness of the property and the low population density in the area. He noted that there must be 2,000 persons residing within one mile of the property and that he would find out if any property in the Meadows qualifies. Brick said she would see if she could set up a meeting with the Director of the Parks Department.

8) ADJOURNMENT at 10:05 PM

PLEASE SEE ATTACHED MERRIAM MOUNTAIN PRESENTATION DOCUMENTS



Eric K. Armstrong, RRL
Regional Planner
San Diego Division
ekarmstrong@lucyco.com
760.822.4100 ext. 111



LINSCOTT
LAW &
GREENSPAN
engineers

Narasimha Prasad
Senior Transportation Engineer

Linscott, Law &
Greenspan, Engineers
4542 Ruffner Street
Suite 100
San Diego, CA 92111

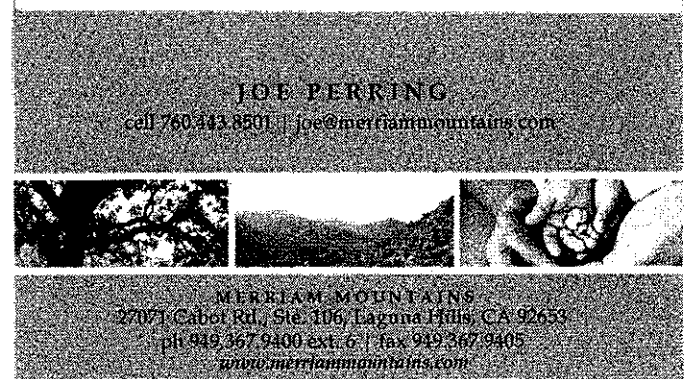
858.300.8800 r
858.300.8810 f

prasad@llgengineers.com

BOSSLER GROUP LLC

BRICE R. BOSSLER

3835 WILLOW ROAD - SAN DIEGO, CALIFORNIA 92107
CELL (619) 850-1399 - OFFICE (619) 241-2376 - FAX (619) 241-2376
EMAIL: brice@bosslergroup.com



JOE PERRING
call 760.443.8501 | joe@merriammountains.com

MERRIAM MOUNTAINS
27071 Cabot Rd., Ste. 106, Laguna Hills, CA 92653
ph 949.367.9400 ext. 6 | fax 949.367.9405
www.merriammountains.com

Hidden Meadows Community Sponsor Group
Merriam Mountains EIR Review

March 26, 2009

There are 4 issues of concern with the EIR's Traffic Section and I am asking that the Sponsor Group support my concerns and communicate that to DPLU.

1. Traffic Volume Analysis

The EIR's figures for ADTs are much too low. For example, it estimates that during the morning rush hour, there will only be 1,406 resident trips leaving the project. Given that there are 2,700 homes and these future residents need to go to work, take their kids to school, etc., this number should be closer to 5,400 in an expanded two hour window. The county standard ADTs for this project are 8.7 and the EIR is suggesting that only 4% of this number would be made in the AM rush hour when that estimate should be closer to 25% of the ADTs during a slightly larger time period.

2. Opposing Forces

Given the laws of physics that two objects cannot exist in the same place at the same time, the flow of traffic due to the number of left turns into and out of the project, will produce an incredible grid lock every morning and every evening. For example, the intersection of Merriam Mountains Pkwy. and Deer Springs Rd. needs to process 6,655 opposing vehicles during a 2-hour PM rush period. The time required for vehicles to clear the intersection is between 69 and 177 seconds per minute. That's like saying they're going to stuff 3 gallons of milk in a one gallon bottle.

3. Road Segment Capacity

The amount of pavement between the 5 traffic signals cannot support the number of vehicles that are estimated. Even with two lanes available in each direction, I estimate that the roadway will be oversubscribed by 70% assuming that there are no semi trucks, buses, motor homes, or trailers on the road. The timing of the signals cannot alleviate the demand for space.

4. Buena Creek Road

The EIR makes provision for minor upgrades to several intersections on the roadway in the Vista neighborhood due to the project increase of project traffic. Rather than spend that money on a curvy, country road, I suggest widening the two sections of Twin Oaks Rd. that would remain two lanes. The net result is that given the nature of commuters, they'll find it more efficient to stay on Twin Oaks Rd. and avoid Buena Creek thus shortening their commute and destroying the attractiveness of Buena Creek Rd.

Thomas J Franci

March 26, 2009

The Hidden Meadows Sponsor Group

Robert Frey, Chairman

Dear Mr. Frey,

The Deer Springs Fire Safe Council (DSFSC) has received the Merriam Mountains Project Environmental Impact Report and would like to respond to Section 3.3 -Significant Environmental Impacts – "Hazards and Hazardous Materials".

The Merriam Mountains Project (MMP) sits predominately within the DSFSC recognized boundaries. The MMP states *"the Merriam Mountains HOA will work with the DSFSC to establish a branch of the Fire Safe Council to actively promote fire preparedness within the Merriam community"* and will *"provide evidence the Merriam Mountains HOA has joined the DSFSC prior to the recordation of the first map"*. Further, it states, *"the project intends to work with the DSFSC and the applicable law enforcement agencies in the development of a community-wide Community Protection and Evacuation Plan"*.

As you know, the DSFSC is a 501 c 3 non-profit volunteer organization operating solely on contributions from the community, business leaders and grant awards. Consequently, the Council has limited resources available in personnel and money to serve the greater community and meet its mission to:

"...preserve lives, property and natural resources by mobilizing all members of our community to make our neighborhoods fire safe".

The DSFSC is not in favor of establishing a branch within Merriam Mountains HOA. Rather, the DSFSC would provide the same educational services to the HOA as it does for the rest of the Deer Springs community, pending available resources. Should the project be approved as submitted, the MMP should assure the County, our community and the Council that dedicated personnel resources are made available to the Council from the Merriam Mountains HOA on a continuing basis year-after-year to assure that the Council's and the MMP's goals are met regarding fire preparedness. We recommend that at least one Board Member from the Merriam Mountains HOA sit on the DSFSC Board. Further, the HOA should support the Council's efforts by communicating to their members that we are a non-profit volunteer organization funded by donations and actively campaign for assistance from their neighborhood.

If the MMP is in agreement, these commitments should be incorporated in to the project's recorded documents, if appropriate.

The DSFSC looks forward to continuing its vital mission to the greater Deer Springs Fire Protection District community and its residents.

Sincerely,

Craig C. Cook
President
Deer Springs Fire Safe Council